150.0	0002	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 792,600 / 792,600
					USE VALUE: 792,600 / 792,600
					ASSESSED: 792,600 / 792,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN RICHARD M & PAULA M
Owner 2:	
Owner 3:	
Street 1:	12 FOUNTAIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 2063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	343,200		449,400	792,600
Total Card	0.108	343,200		449,400	792,600
Total Parcel	0.108	343,200		449,400	792,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.20 | /Parcel: 384.2

Legal Description

User Acct 98799

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0008.0

!11715!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,200	0	4,725.	449,400	792,600	792,600	Year End Roll	12/18/2019
2019	101	FV	254,900	0	4,725.	421,300	676,200	676,200	Year End Roll	1/3/2019
2018	101	FV	254,900	0	4,725.	348,300	603,200	603,200	Year End Roll	12/20/2017
2017	101	FV	254,900	0	4,725.	320,200	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	254,900	0	4,725.	292,100	547,000	547,000	Year End	1/4/2016
2015	101	FV	244,500	0	4,725.	286,500	531,000	531,000	Year End Roll	12/11/2014
2014	101	FV	244,500	0	4,725.	266,300	510,800	510,800	Year End Roll	12/16/2013
2013	101	FV	244,500	0	4,725.	253,300	497,800	497,800		12/13/2012

PRINT

Date	Time
12/11/20	01:51:16

LAST REV

Date	Time
04/27/18	08:36:51
ekelly	
11715	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16741-32		1/1/1986		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/1992	485	Manual	500					W/BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	Meas/Inspect	HS	Hanne S
11/13/2008	Meas/Inspect	163	PATRIOT
12/7/1999	Mailer Sent		
12/3/1999	Inspected	264	PATRIOT
11/22/1999	Entry Denied	268	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98799
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,400 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15896749
Const Adj.:	0.99495000
Adj $ / SQ:	155.670
Other Features:	91300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466360
Depreciation:	123119
Depreciated Total:	343241

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

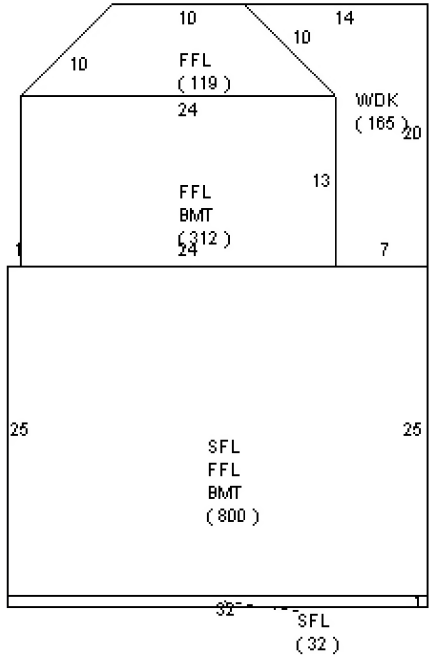
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,231	155.670	191,630
BMT	Basement	1,112	46.700	51,932
SFL	Second Floor	832	155.670	129,518
WDK	Deck	165	12.000	1,980
	Net Sketched Area:	3,340	Total:	375,060
Size Ad	2063	Gross Are	3340	FinArea 2063

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	155.67
Special Features:	0	Val/Su Net:	102.75
Final Total:	343200	Val/Su SzAd	166.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: